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Planning Board Minutes

Tuesday, October 18, 2005

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Memorial Building
150 Concord Street, Ablondi Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein, Carol
9 Spack, Clerk, and Andrea Carr-Evans. Also present Jay Grande, Planning Director, and Mary
10 Reynolds.
11

12 **Meeting was called to order at 7:35 pm.**

13 **I. Introduction of Senior Planner**

14 The Board met Jessica Levengood the New Senior Planner. She gave a brief history
15 of her work experience. They had a discussion on the expectations of the Board with
16 the creation of this position and some goals they wished to accomplish.
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18 **II. Continued Public Hearing for Special Permit for Use, Special Permit for Earth**
19 **Removal, Special Permit for Erosion Control, Special Permit for Land Claering**
20 **and Site Plan Review Approval, Clarks Hill, Clark's Hill Corporation Center**
21 **LLC**

22 The Board reviewed the decision making edits and minor changes as needed. *Ann*
23 *Welles moved that the Framingham Planning Board approve the application from*
24 *Clark Hill LLC for Site Plan Review, Special Permit for Earth Removal, Special*
25 *Permit for Erosion Control, Special Permit for Land Clearing and Special Permit*
26 *for Use for 1 Clark Hill as laid out on the draft decision Doc#963-05 dated October*
27 *18, 2005 and as discussed here tonight. Sue Bernstein seconded the motion.*

28 *The votes were : Site Plan Review.....4 in favor and 1 opposed*
29 *Special Permit for Earth Removal4 in favor and 1 opposed*
30 *Special Permit for Erosion Control.....4 in favor and 1 opposed*
31 *Special Permit for Land Clearing4 in favor and 1 opposed*
32 *Special Permit for Use4 in favor and 1 opposed*
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1 **III. ANR Review, 20 Sewell Street & 15 Aberdeen Road**

2 In attendance was Steve Greenberg and Forrest Lindwall. Forrest explained that they
3 intended to create a new 3rd lot from sections of the existing two lots. The taxes have
4 been paid and the Town engineer does recommend endorsement of the application.

5 *Carol Spack moved that the Framingham Planning Board endorse a certain plan*
6 *of land at 15 Aberdeen Road lot 13 and Sewell Street lots 3, 4, and 5 in*
7 *Framingham that creates parcels 1, 2 and 3 from the existing lots as prepared for*
8 *JB Ferguson Trust and dated September 20, 2005. Andrea Carr-Evans seconded*
9 *the motion. The vote was 5 in favor and 0 opposed.*

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11 **IV. Covenant extensions**

12 a. 39 Wayside Inn Road ~ *Ann Welles moved to extend the covenant extension*
13 *for 39 Wayside Inn Road to September 30, 2006. Carol Spack seconded the*
14 *motion. The vote was 5 in favor and 0 opposed.*

15 b. 49 Edmands Road ~ the Board has previously voted the release and was only
16 signing the original release.

17 **V. Continued Public Hearing for Definitive Subdivision RiverPath Drive Extension,**
18 **off RiverPath Drive, RiverPath Associates, L.P., MWRA, and National**
19 **Development**

20 *At the applicant's request this hearing was continued to November 17, 2005 at 8:15*
21 *pm.*

22
23 *Ann Welles moved to accept the request for extension December 3, 2005 for Fox*
24 *Creek Lane LP and National Development and RiverPath Drive extension*
25 *RiverPath Associates and National Development. Sue Bernstein seconded the*
26 *motion. The vote was 5 in favor and 0 opposed.*

27
28 *Ann Welles move to suspend the Planning Board's rules and allow 3 hearings on*
29 *November 17, 2005. Carol Spack seconded the motion. The vote was 5 in favor and*
30 *0 opposed.*

1 **VI. Continued Public Hearing for Definitive Subdivision Fox Creek Lane, 158**
2 **Meadow Street, 160 Meadow Street 125 Elm Street RR and 90 Stearns Street,**
3 **Fox Creek Lane**

4 *At the applicant's request this hearing was continued to October 18, 2005 at 7:35.*
5

6 **VII. ANR review ~ 25 Apple D'or Road ~ the Board signed the revised ANR plan for 25**
7 ***Apple d'or Road.***
8

9 **VIII. Occupancy Permit**

10 **a. DeScenza Jewelers ~ the Board deferred a decision on the Occupancy permit until**
11 they receive a landscaping conformance review.

12 **b. Framingham Co-Op Bank ~ Jay noted that he would like to conduct a site visit.**

13 ***Ann Welles moved that the Framingham Planning Board approve the final***
14 ***occupancy permit subject to a site review by Jay Grande confirming that the***
15 ***landscaping is in good condition and complete. Sue Bernstein seconded the motion.***
16 ***The vote was 5 in favor and 0 opposed.***
17

18 **IX. Tom Mahoney signed the revised passbook agreement for Fenwick farms. This**
19 needed to be revised due to a bank mix-up with the account numbers.
20

21 **X. Housing Committee Update**

22 The committee is asking the Board to allocate funds from the Master Plan funds in
23 the amount of \$12,000.00 for the housing plan grant. ***Ann moved to allocate***
24 ***\$12,000.00 from the funds for Master Plan to be used for additional development of***
25 ***the Housing Plan by the joint committee between Planning Board, Selectmen and***
26 ***their Consultant. Carol Spack seconded the motion. The vote was 5 in favor and 0***
27 ***opposed.***
28

29 **XI. *Sue Bernstein moved to support Article 5 relative to funding dollars for litigation.***
30 ***Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.***
31

32 **XII. *Ann moved that the Planning Board support any effort to increase the code***
33 ***enforcement capability of the Department of Building and Inspectional Services.***

1 *Andrea Carr-Evans seconded the motion. The vote was 5 in favor and 0 opposed.*

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3 **XIII.** *Ann Welles moved to suspend the Planning Board rules and allow 3 hearings on*
4 *the night of October 18, 2005. Andrea Carr-Evans seconded the motion. The vote*
5 *was 5 in favor and 0 opposed.*

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7 **XIV. Miscellaneous Administrative**

8 **a.** The Board reviewed the draft letter to ZBA 964-05 for 597 OCP application
9 making edits and changes as necessary. *Sue Bernstein moved to submit doc 964-05*
10 *as amended to the ZBA relative to the proposed project at 597 OCP. Andrea Carr-*
11 *Evans seconded the motion. The vote was 5 in favor and 0 opposed.*

12 **b.** Jay needs to send a letter to ZBA stating that the Board is in agreement that 517
13 Winter Street should come in for site plan review.

14 **c.** *Sue Bernstein moved to appoint Ann Welles to the 135 committee. Andrea Carr-*
15 *Evans seconded the motion. The vote was 5 in favor and 0 opposed.*

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18 **XV. Meeting Adjournment**

19 *Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote*
20 *was 5 in favor and 0 opposed. The meeting adjourned at 11:30pm.*

21
22 Respectfully submitted,
23 Mary Reynolds
24 Recording Secretary
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26
27 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING**
28 **BOARD MEETING OF JANUARY 5, 2006.**

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30 _____
31 Thomas Mahoney, Chairman